Name and Address of New Owner:
Mina Benyamin and Jakline Abdel Gaber
1553 Bridgecrest Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner
2729 Weshcrest Drive
Antioch, TN 37013

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1216646 DEEDWARR
12/16/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,545.82
20241216-0097480

Map & Parcel No: 149-15-0A-240.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Curtis B. Holton and wife, Cecelia Nicole Knight-Holton**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Mina Benyamin and Jakline Abdel Gaber, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Phase 3 Cambridge Forest, as of record in Instrument No. 20010628-0068483 amended in Instrument No. 20020503-0054630, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Curtis B. Holton, a married man, by Warranty Deed from Terrance Bryant and Timika Nicole Bryant, married, of record in Instrument No. 20150701-0063654 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 01, 2015.

Being the same property conveyed to Curtis B. Holton and wife, Cecelia Nicole Knight-Holton by Warranty Deed from Curtis B. Holton, married, of record in Instrument No. 20231012-0079966 Register's Office for Davidson County, Tennessee, dated October 11, 2023 and recorded on October 12, 2023.

Being improved property known as **1553 Bridgecrest Drive, Antioch, TN 37013.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 9th day of December, 2024.

_____(SEAL)
Curtis B. Holton

_____(SEAL)
Cecelia Nicole Knight-Holton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Curtis B. Holton and Cecelia Nicole Knight-Holton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

STEVEN P. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 9th day of December, 2024.

_____
Notary Public
My commission expires: 3/31/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $417,790.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9th day of December, 2024.

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public
My commission expires: 1/30/27
File No. GNT-24-3703

Certificate of Authenticity

I, Allisyn G. Pinkston, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **December 9, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

12/16/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025